



FOR LEASE – NEWLY UPDATED EXECUTIVE OFFICES

200 – 2,814 SF

Lease Rate: \$600 - \$4,558

1003 10th Street

Modesto, CA 95354

URBAN-LIKE EXECUTIVE OFFICE SPACE WITH EXPOSED BRICK DOWNTOWN MODESTO

Urban-like space in downtown's professional office, entertainment and restaurant hub.

10th street is the new Art District (from I to J).

Come join downtown's most up and coming area and be within walking distance from your local favorites eateries and entertainment venues such as, Ralston's Goat, Green's on Tenth, Picasso's Deli & Art, Rancho Fresco Mexican Grill, Fuzio Universal Bistro, Brenden Theaters, T-Cups Café, Preservation Coffee & Tea, Tresetti's, Galletto's, Commonwealth, Barking Dog, Skewers, Al-Afendi, Rodin Farms, Gallo Center for the Arts and The Century Event Center.



Tenth Street Art District



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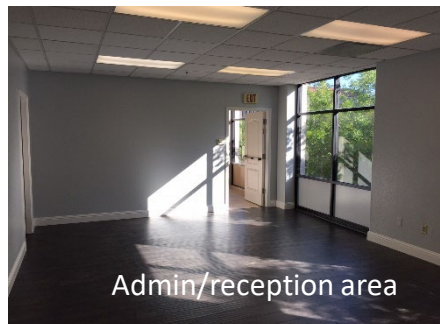
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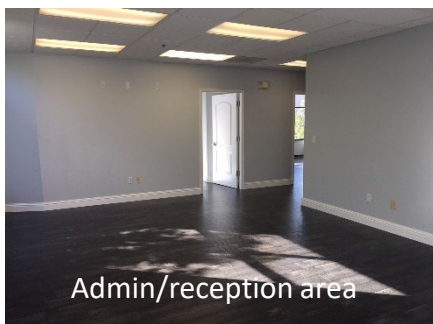
David Quiñonez
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Property Details

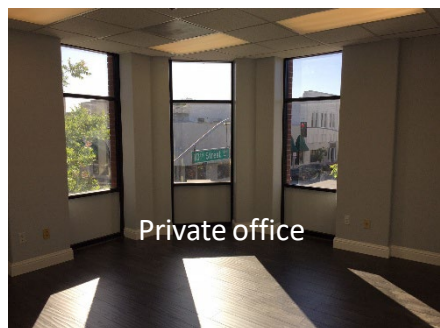
SUITE A



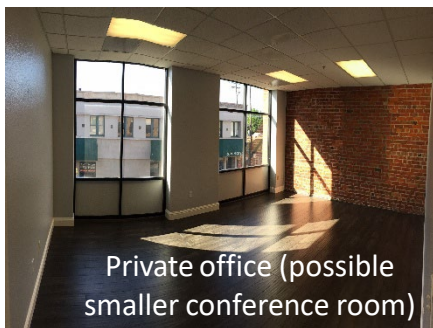
Admin/reception area



Admin/reception area



Private office

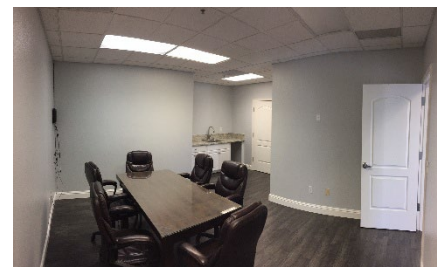
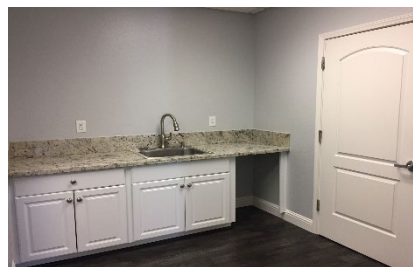


Private office (possible smaller conference room)



Conference room

Suite A	
Size:	2,814 SF
Lease Rate:	\$4,558/mo (\$1.62/SF)
Description:	• Newer modern wood laminate floors • Fresh paint • Newer common area break room with granite countertop • Exposed brick • Paloma's Restaurant & Bar directly below space. • 2nd floor office suites have elevator access along 10th St
Spaces:	• Suites A • 2,814 SF - \$1.62/mo

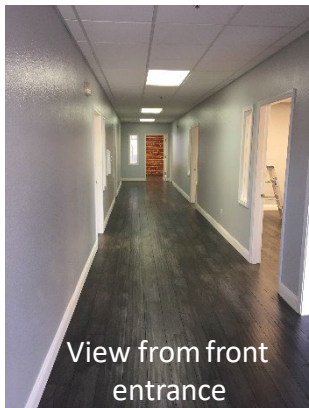


Property Details

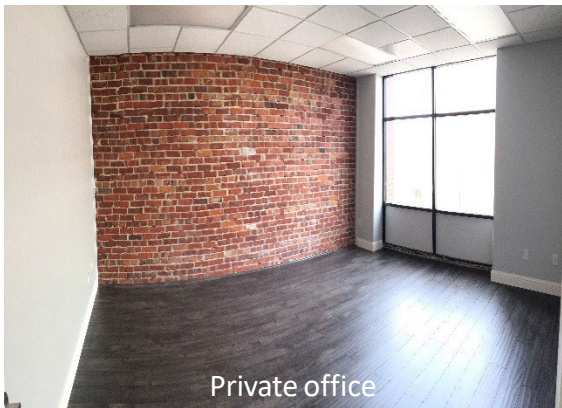
SUITE B4

Suite B – EXECUTIVE OFFICE

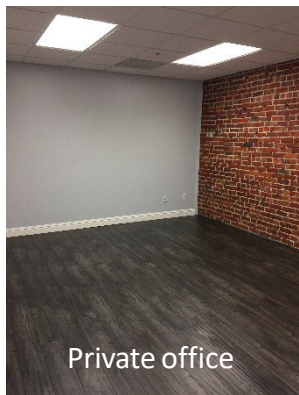
Size:	200 SF
Lease Rate:	\$600
Description:	• Newer modern wood laminate floors • Fresh paint • Newer common area break room with granite countertop and full size refrigerator • Exposed brick • Paloma's Restaurant & Bar directly below space. • 2nd floor office suites have elevator access along 10th St
Spaces:	• Suites B4 SF - \$600/mo



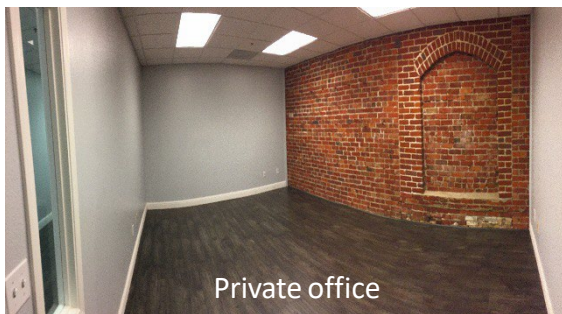
View from front entrance



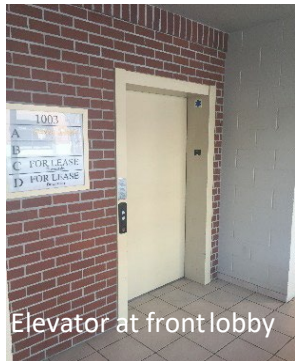
Private office



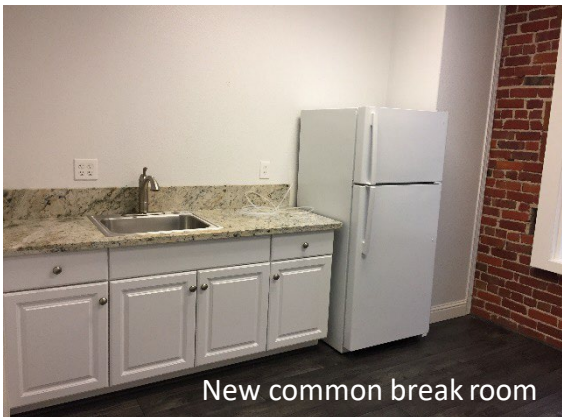
Private office



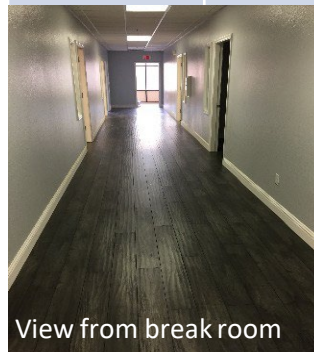
Private office



Elevator at front lobby



New common break room

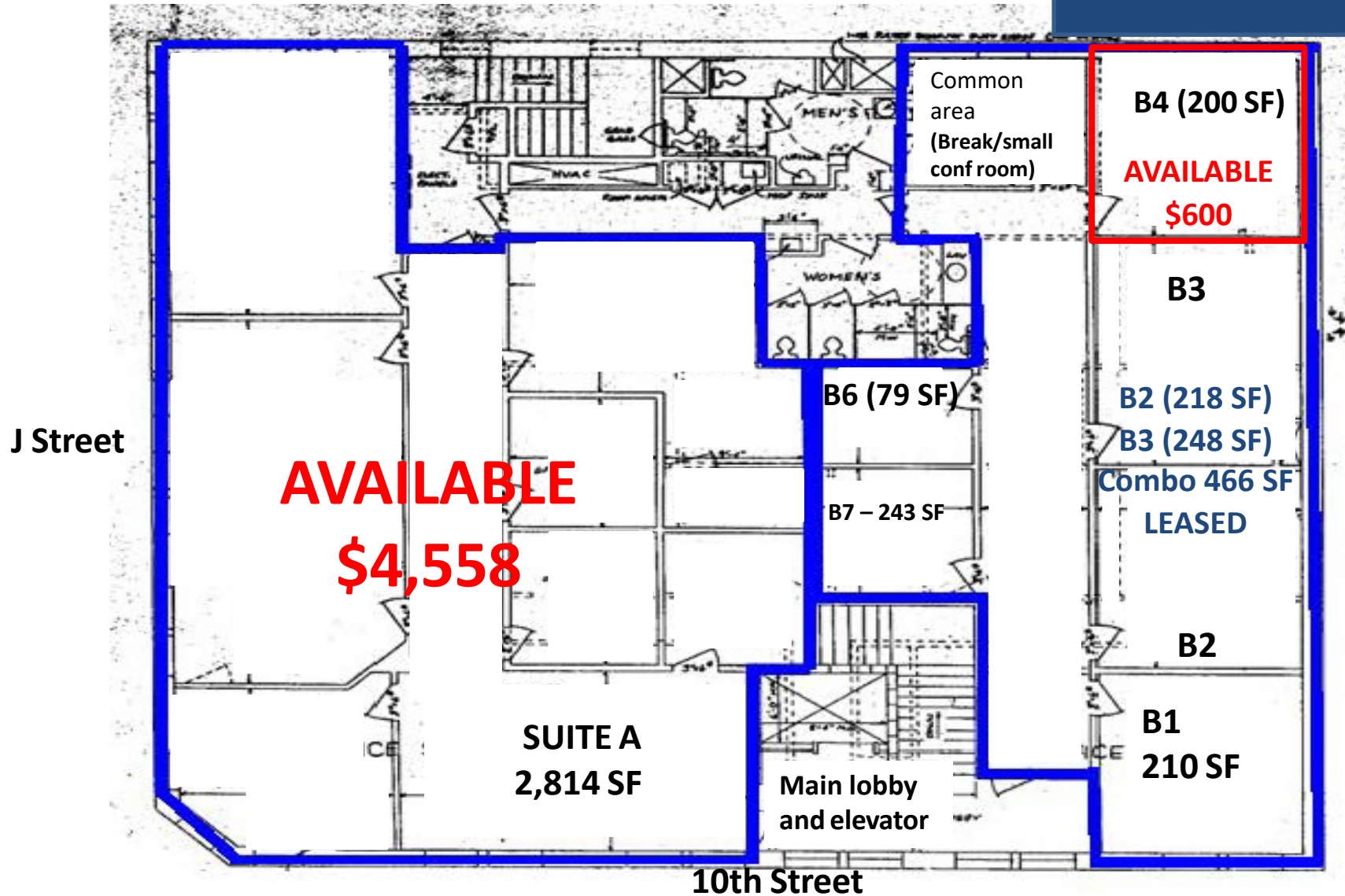


View from break room



Private office

Property Layout



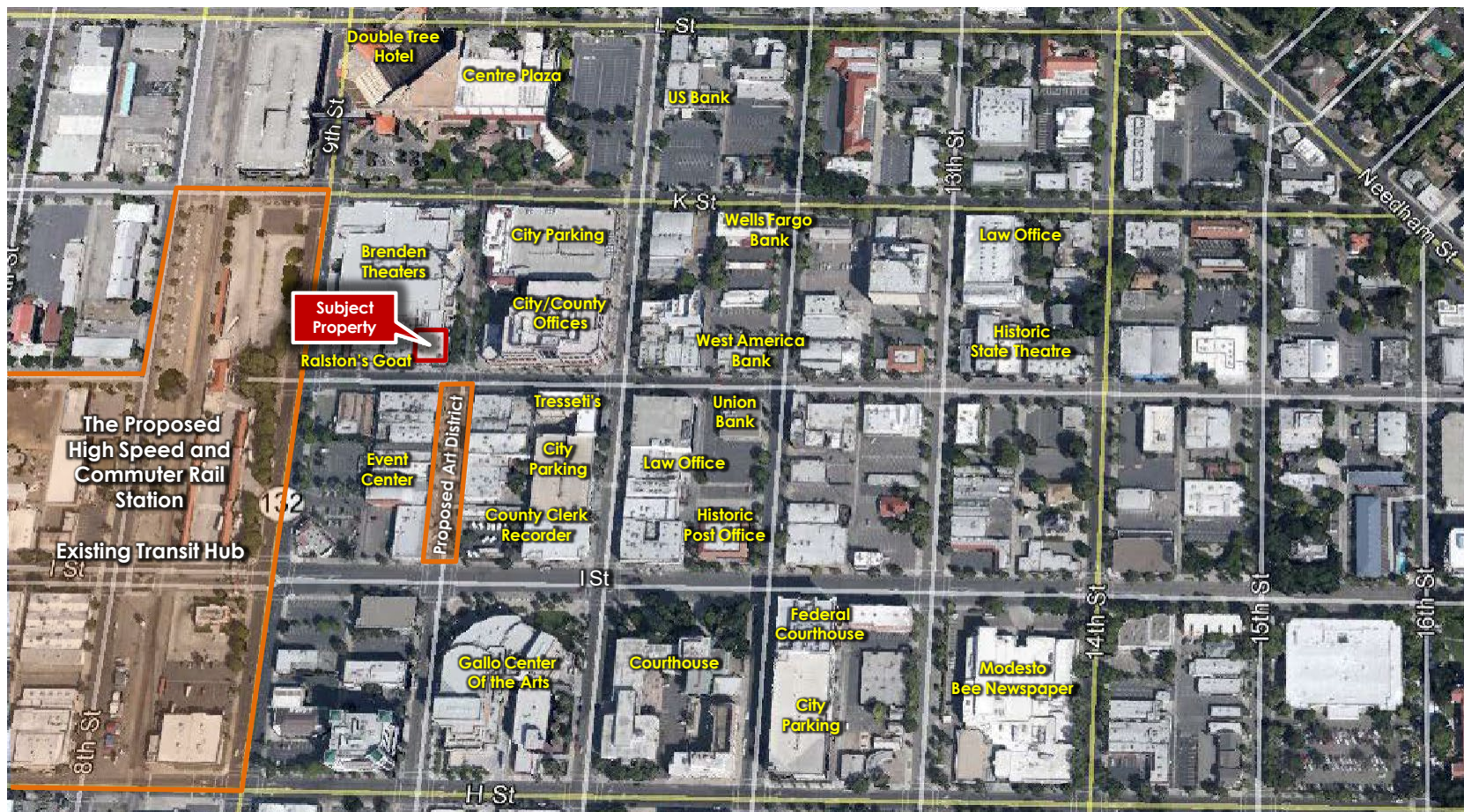
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Aerial Map





The vibe of Downtown Modesto



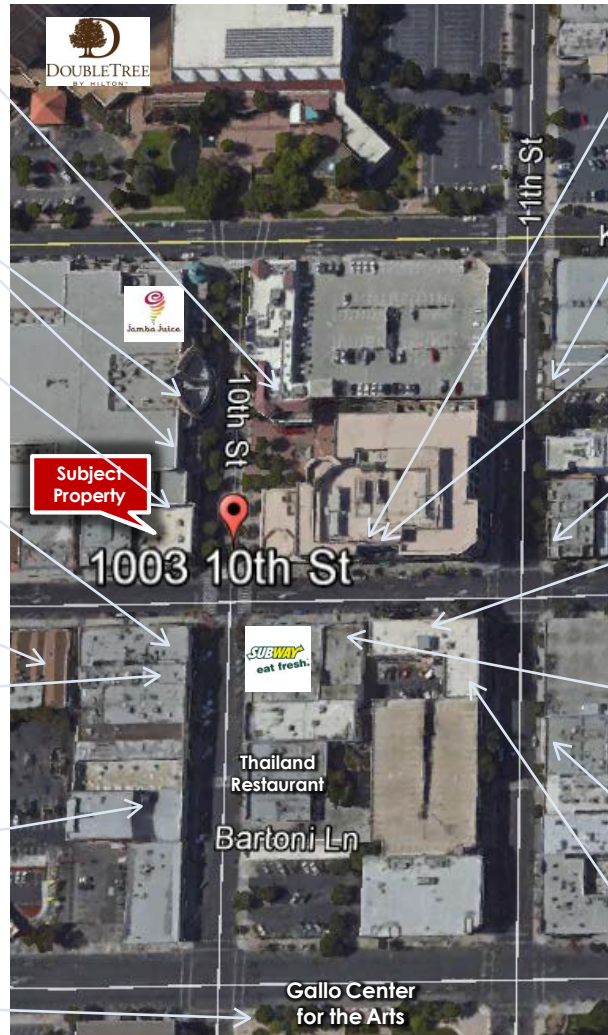
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The Scene



FUZIO BISTRO

East meets West at this casual spot for global flavors, from fire-grilled pizzas to spring rolls.



BRENDEN THEATERS

A local movie theater favorite since 2000.

T-CUPS CAFE

Cafe serving pearl milk tea, coffee, juice & other drinks, plus Asian snacks.



Ralston's Goat Restaurant

Locally owned restaurant & bar offering vegan options.



PICASSO'S

Family owned gourmet deli, coffee shop and art gallery.



STARBUCKS

National coffee shop



GREENS

Farm to fork restaurant, full bar, meeting & event venue.



THE CENTURY

An urban chic event venue in the heart of downtown.



GALLO CENTER FOR THE ARTS

Hosts different Resident Companies, Symphony Orchestra, Central West Ballet, Townsend Opera Players and the Modesto Community Concerts Association.



MISTLIN ART GALLERY

A venue for regional artists to showcase their work but also an arts education studio.



COMMONWEALTH

Gastropub specializing in West Coast-centric craft beer, wine and enlightened pub grub.



TAQUERIA CARDENAS

Mexican food/taqueria



GALLETTO RISTORANTE

Premiere Italian restaurant serving gourmet Pizza, Pasta, regional favorites and hand crafted cocktails, and an extensive wine list served in a white-linen environment.



PRESERVATION COFFEE & TEA

High quality coffee and tea creations.

TOKYO EXPRESS

Chinese/Japanese restaurant.



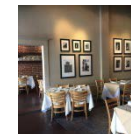
RANCHO FRESCO

Authentic Mexican Grill. "Fast, casual counter restaurant." Serving your favorites on handmade flour/corn tortillas.



FOOD FIX BUTCHER & BAKER

Local scratch made gourmet sandwiches, salads and craft beers.



TRESETTI'S WORLD CAFFÉ

Featuring fine world fare (dishes, cuisine) in a casual, fun and relaxing atmosphere. Boutique collection of local & global wines.

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